



City of Johnson City Tennessee

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BOARD OF ZONING APPEALS CITY OF JOHNSON CITY, TENNESSEE

Minutes of the Meeting of
March 13, 2012

The Board of Zoning Appeals held its regular meeting on March 13th at 9:00 a.m. in the City Commission Chambers of the Municipal and Safety Building.

Members Present

Dwight Harrell, Chairman
Steve Meroney, Vice-Chairman
Tim O'Neil
Jamie Povlich

Staff Present

Angie Carrier, Development Services Director
Steve Neilson, Development Coordinator
Tim Seaton, Engineering Inspector

Mr. Harrell called the meeting to order.

The Minutes of the January 10, 2012 meeting were considered for approval.

MOTION: Povlich

To approve the minutes of the January 10, 2012 meeting with a minor amendment.

SECOND: Meroney

VOTE: Approved 4-0.

Case No. 756-1

Mr. Neilson indicated that this was a request for a Special Exception to construct a church at 3230 Greenwood Drive. The petitioner is the Siempre Gozosos Free Will Baptist Church. The 11.5 acre parcel was recently rezoned from RP-4 to R-2 at the request of the petitioner in order to construct the church. At the time of the rezoning, there was a concern where the primary entrance would be located. Staff preferred that the main entrance be located off Greenwood Drive to minimize the impact on the neighborhood. However, there was a concern that sight distance would not be adequate. The petitioner hired Lyons Surveying to review the sight distance and found that there was over 433 feet of sight distance in both directions. This meets AASHTO's minimum standards for a street posted with a 40 MPH speed limit. Therefore, the primary entrance will be off Greenwood Drive and will include a deceleration lane.

Originally, this property was zoned RP-4 as part of the Willow Springs Reserve Development, a mixed use residential complex. At that time, this parcel was approved for 175 multi-family units. Staff felt that with the exception of Sunday service, there would be an overall reduction of traffic from the development.

Mr. Neilson stated the requirements for Special Exception approval necessitate that the proposed church be located on a collector or arterial street and that all buildings must maintain a minimum 30-foot setback from all property lines. He indicated that the property is located on Greenwood Drive, which is a collector street and the Preliminary Site Plan shows all buildings meeting the minimum 30-foot setback.

Mr. Neilson recommended that the Board approve the Special Exception request.

Ms. Joyce Howard, representing the petitioner, spoke in favor of the request.

MOTION: Meroney To approve this request for Special Exception

SECOND: O'Neil

VOTE: Approved 4-0.

There being no further business, the meeting adjourned at 9:21 a.m.

APPROVED:

Dwight Harrell, Chairman
Board of Zoning Appeals